

This instrument was prepared by:
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

184 Furrow Ln.
Harpersville, AL 35078

20160404000106400
04/04/2016 10:27:05 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$211,950.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Harriet B. Gentle, a single person. Harriet B. Gentle is the Surviving grantee of that certain deed recorded in Book 1983 Page 918. the other grantee having died on March 4, 2015. , whose mailing address is 1147 Farmingdale Rd Harpersville AL 35078 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Leah B. Harry, whose mailing address is 184 Furrow Ln. Harpersville, AL 35078 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 184 Furrow Rd, Harpersville, AL 35078; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$163,410.63 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Harriet B. Gentle, a single person. Harriet B. Gentle is the Surviving grantee of that certain deed recorded in Book 1983 Page 918. the other grantee having died on March 4, 2015. has/have hereunto set his/her/their hand(s) and seal(s) , this 31st day of March, 2016.

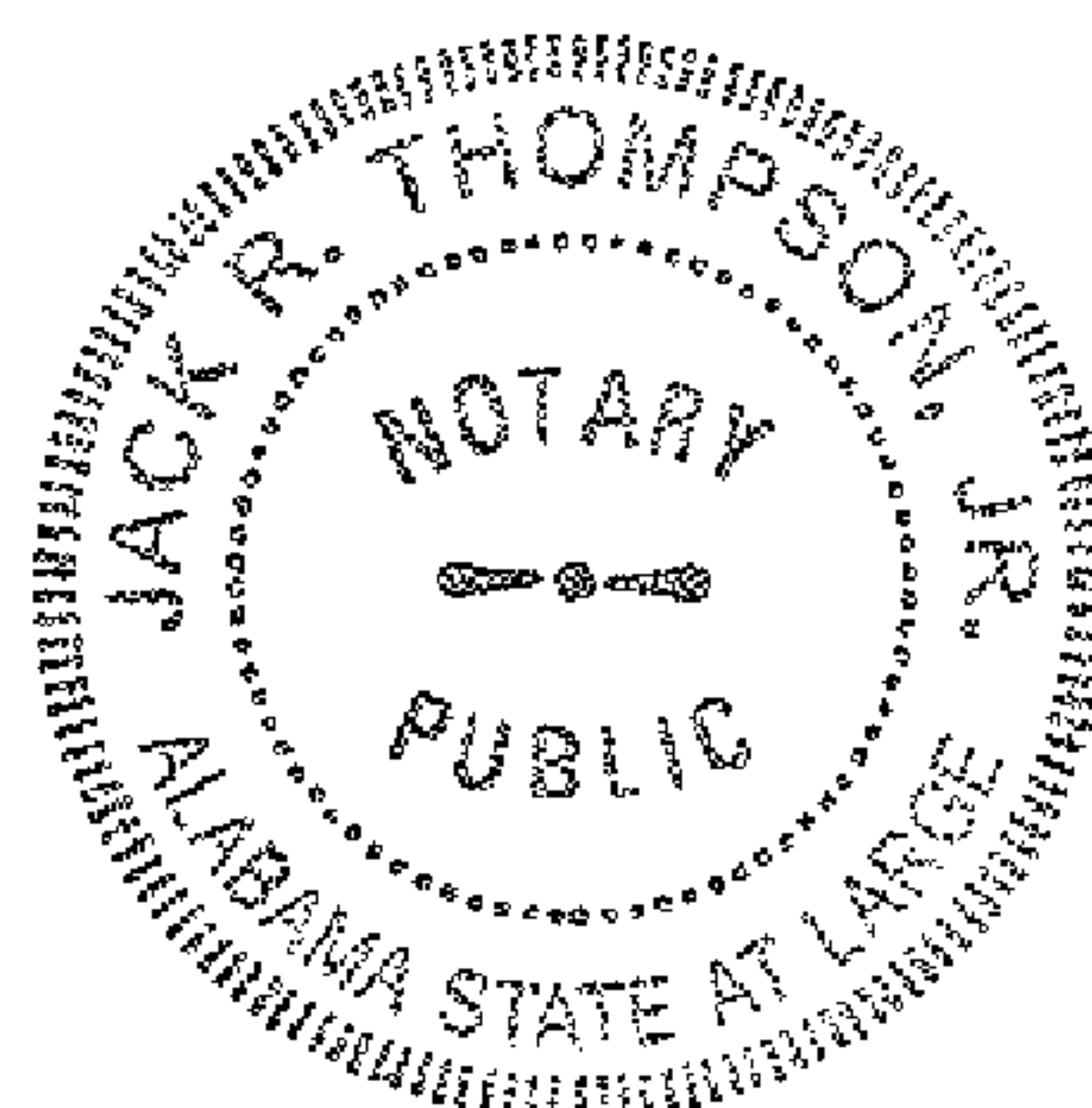
Harriet B. Gentle
Harriet B. Gentle

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Harriet B. Gentle, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 31st day of March, 2016.

[Signature]
Notary Public
Commission Expires: 10/31/2016



S16-0704CDF

EXHIBIT "A"
Legal Description

Commence at a rebar in place being the Northwest corner of the Southwest one-fourth of the Northwest one-fourth of Section 32, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 89°24'30" West along the North boundary of said quarter-quarter section for a distance of 20.0 feet to a rebar in place being located on the Easterly right-of-way of Dead Hollow Road, said point also being the point of beginning. From this beginning point proceed South 00° 35' 30" West along the Easterly right-of-way of said Dead Hollow Road for a distance of 993.56 feet to a rebar in place; thence proceed South 89°38'24" East for a distance of 2356.40 feet to a capped rebar being located on the Westerly right-of-way of Farmingdale Road; thence proceed Northwesterly along the Westerly right-of-way of said Farmingdale Road and along the curvature of a concave curve right having a delta angle of 02°14'16" and a radius of 1516.16 feet for a chord bearing and distance of North 01°50'52" West, 59.21 feet (set 1/2" rebar); thence proceed North 85°44'53" West for a distance of 233.68 feet (set 1/2" rebar); thence proceed North 07°44'11" East for a distance of 250.16 feet (set 1/2" rebar); thence proceed North 84° 49' 38" East for a distance of 245.04 feet (set 1/2" rebar); thence proceed North 16°56'56" East along the Westerly right-of-way of said Farmingdale Road for a distance of 402.03 feet to the P.C. of a concave curve left having a delta angle of 08°22'03" and a radius of 1726.06 feet; thence proceed Northeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 04°07'22" East, 251.85 feet to a capped rebar in asphalt; thence proceed North 89°24'30" West along the North boundary of the Southwest one-fourth of the Northwest one-fourth and along the North boundary of the Southeast one-fourth of the Northwest one-fourth for a distance of 2544.31 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth Section 32, Township 19 South, Range 2 East, Shelby County, Alabama and contains 54.0 acres, more or less.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2016 10:27:05 AM
\$66.00 CHERRY
20160404000106400

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.